



18 Bakers Orchard
Wooburn Green

£515,000



Robertsons

18 Bakers Orchard Wooburn Green Buckinghamshire HP10 0LS

A stunning home situated within a short walk of the village green and centre. Entrance hall, Cloakroom, Kitchen, Sitting/Dining room, Bedroom 1 with en suite shower room, Two further bedrooms, Bathroom, Gas central heating, Double glazing, Garage and parking to the rear, Garden.

Entrance hall

Radiator, tiled flooring, down lighters, stairs to first floor

Cloakroom

Low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, tiled flooring, radiator, fitted mirror, down lighters, window to front

Kitchen

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in oven, fitted four ring hob with extractor over, built in dishwasher, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, tiled flooring, down lighters, cupboard housing Glow Worm gas fired central heating boiler, radiator, window to front

Sitting room/Dining room

Fire place with gas point, TV point, telephone point, two radiators, under stairs storage cupboard with fuses and meters, window to rear, sliding patio doors to garden

First floor

Landing

Radiator, airing cupboard housing foam clad hot water cylinder and shelved storage



Bedroom 1

Radiator, built in double and single wardrobe, window to front

En suite shower room

Shower cubicle with hand held shower and rainfall shower over, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, down lighters, window to front

Bedroom 2

Radiator, built in wardrobe, access to loft space, window to rear

Bedroom 3

Radiator, dimmer switch, window to rear

Bathroom

White suite comprising panelled bath with mixer tap and rainfall shower over, low level W.C., wash hand basin with mixer tap, radiator, tiled walls, fitted mirror

Front garden

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with raised flower and shrub borders. The garden enjoys a sunny south westerly aspect, is enclosed by fencing and extends to 41'

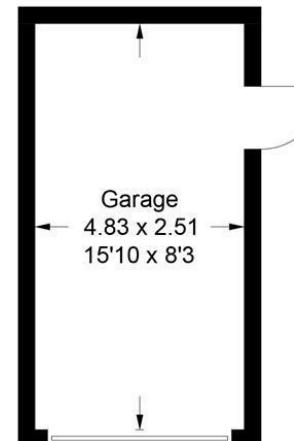
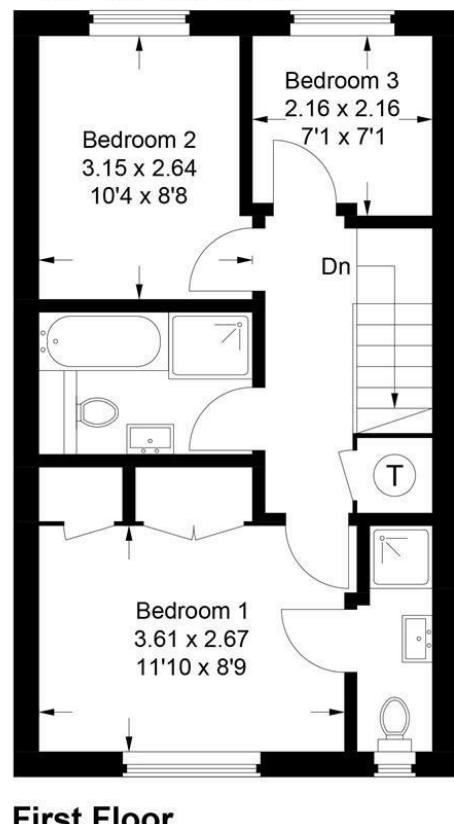
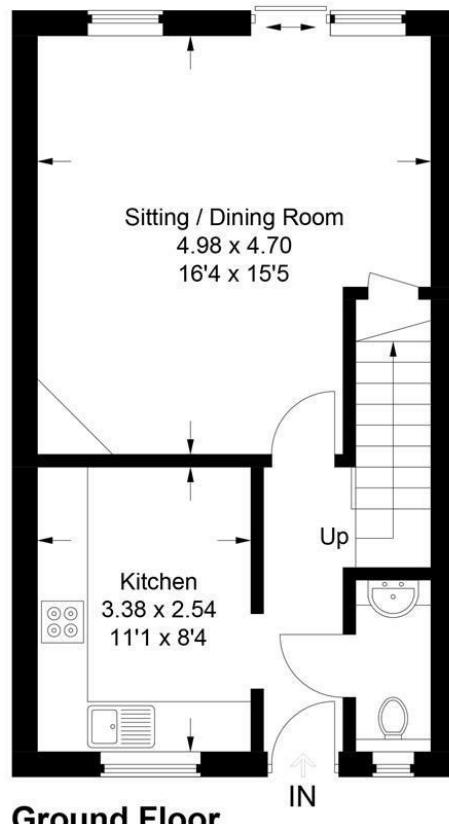
Garage

With metal up and over door, light and power, door to garden



18 Bakers Orchard

Approximate Gross Internal Area
 Ground Floor = 40.4 sq m / 435 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 92.7 sq m / 998 sq ft



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	89
(81-91) B	75
(69-80) C	
(55-68) D	
(38-54) E	
(21-37) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-37) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Robertsons for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.



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